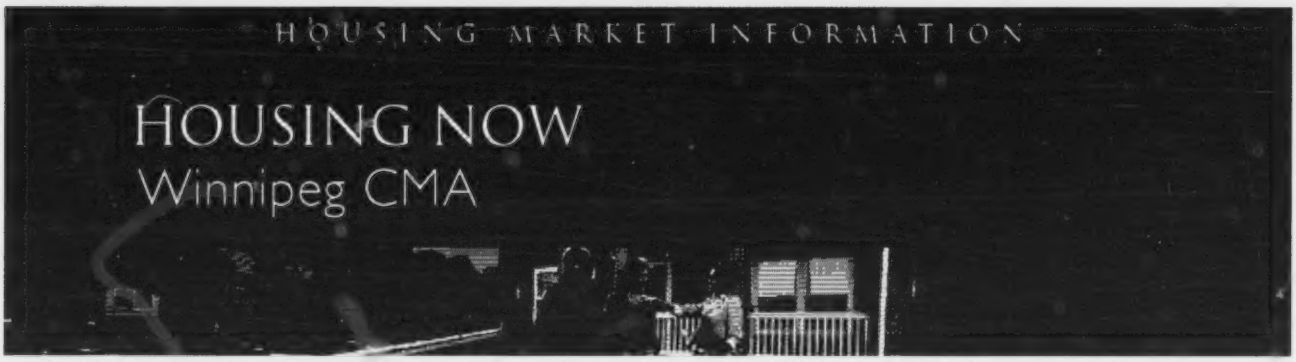


CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

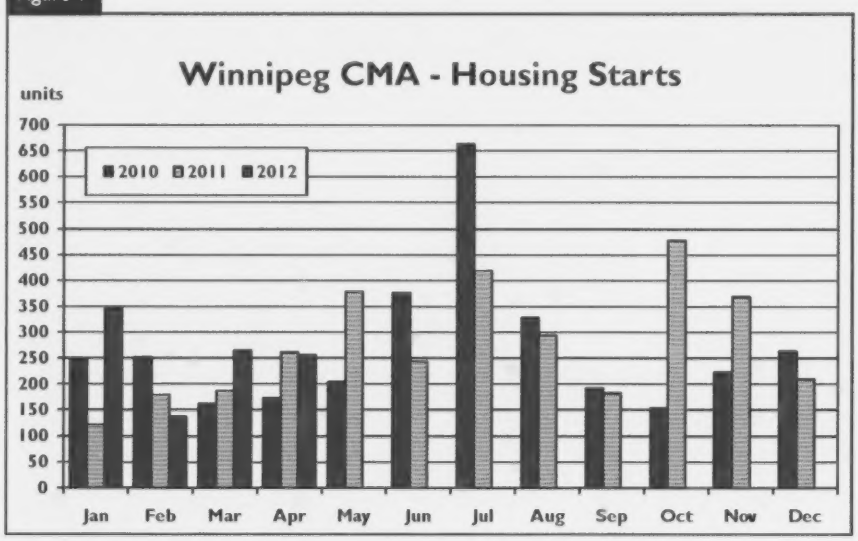
New Home Market

Winnipeg housing starts edge down in April

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 256 units in April, down slightly from 261 in April 2011. Higher single-detached construction was offset by a decline in the multi-family sector. After four months, total housing starts for 2012 numbered 1,007 units, up from 751 starts during the same period of 2011.

Single-detached builders started work on 168 units in April, four per cent more than the 161 started in April 2011. Rising employment and improved earnings continued to support demand for single-detached homes, keeping construction levels elevated. After four months, single-detached starts totalled 561 units, 10 per cent more than during the same period one year earlier. This brought

Figure 1



Source: CMHC

Table of Contents

1 New Home Market
4 Maps of Winnipeg
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

SUBSCRIBE NOW!

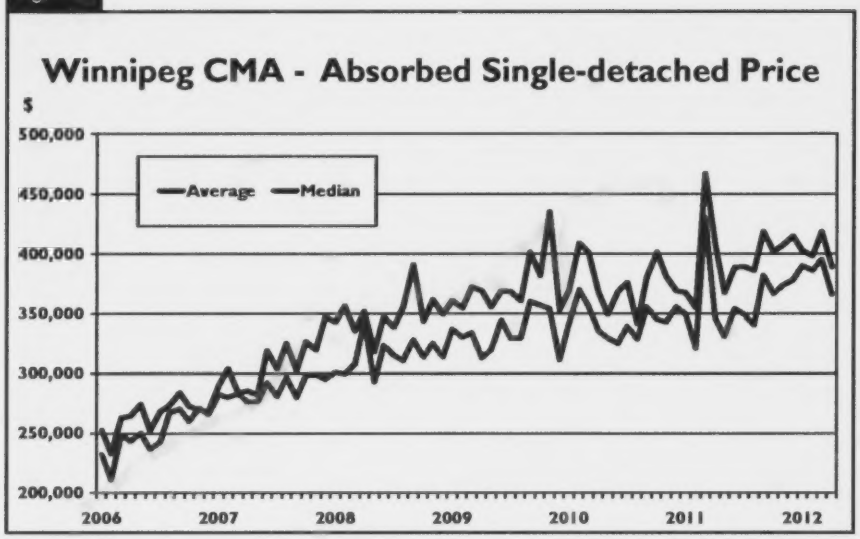
www.cmhc.ca/housingmarketinformation

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Figure 2



Source: CMHC

the number of single- detached units under construction to 1,329, 11 per cent more than one year earlier and a 24-year high.

Builders across the CMA put the finishing touches on 78 single-detached homes in April, three times more than were completed during April of last year. This helped boost the number of units completed year-to-date to 233, 38 per cent more than were completed during the corresponding period of 2011. Single-detached absorptions also saw a substantial increase in April, numbering 82 units, more than double the 36 units absorbed in April of last year.

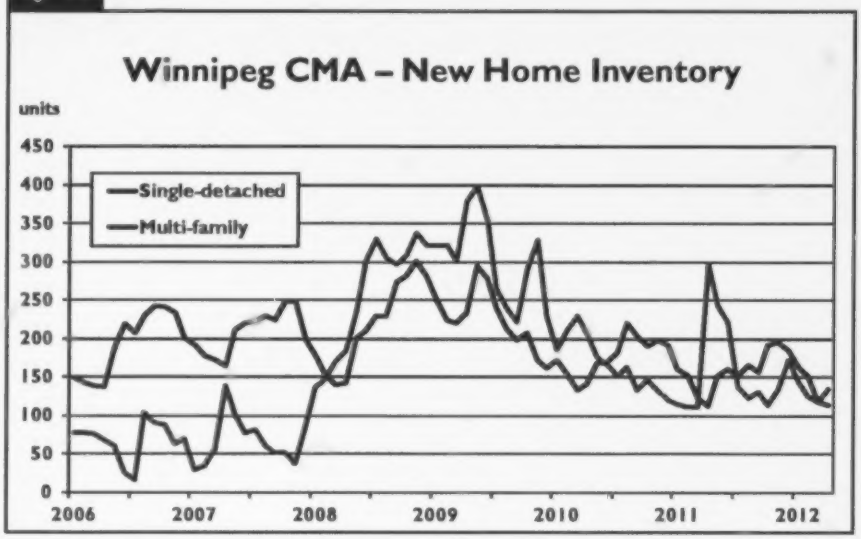
Year-to-date there have been 303 units absorbed, 22 per cent more than in the first four months of 2011. With absorptions keeping pace with completions, the inventory of completed and unoccupied single-detached homes remains virtually unchanged, numbering 114 units in April 2012 compared to 113 units in April 2011. This is below the five-year average inventory of 198 units. However, adding the elevated number of units under construction to inventory, the total supply at the end of April stood at 1,443 units, 10 per cent more than at the end of April 2011. At the current six-month average rate of absorption, this represents 14 months of supply.

The average price of a new single-detached home absorbed in the Winnipeg CMA in April was $389,447, down five per cent from the average price posted in April 2011. The higher price in April of last year was due a larger share of homes priced above $450,000 being absorbed, causing the overall average price to increase. The median price, on the other hand, saw a six per cent increase, going from $345,900 in April 2011 to $365,640 in April 2012. The year-to-date average price was $401,930, an increase of less than one per cent from the prior year.

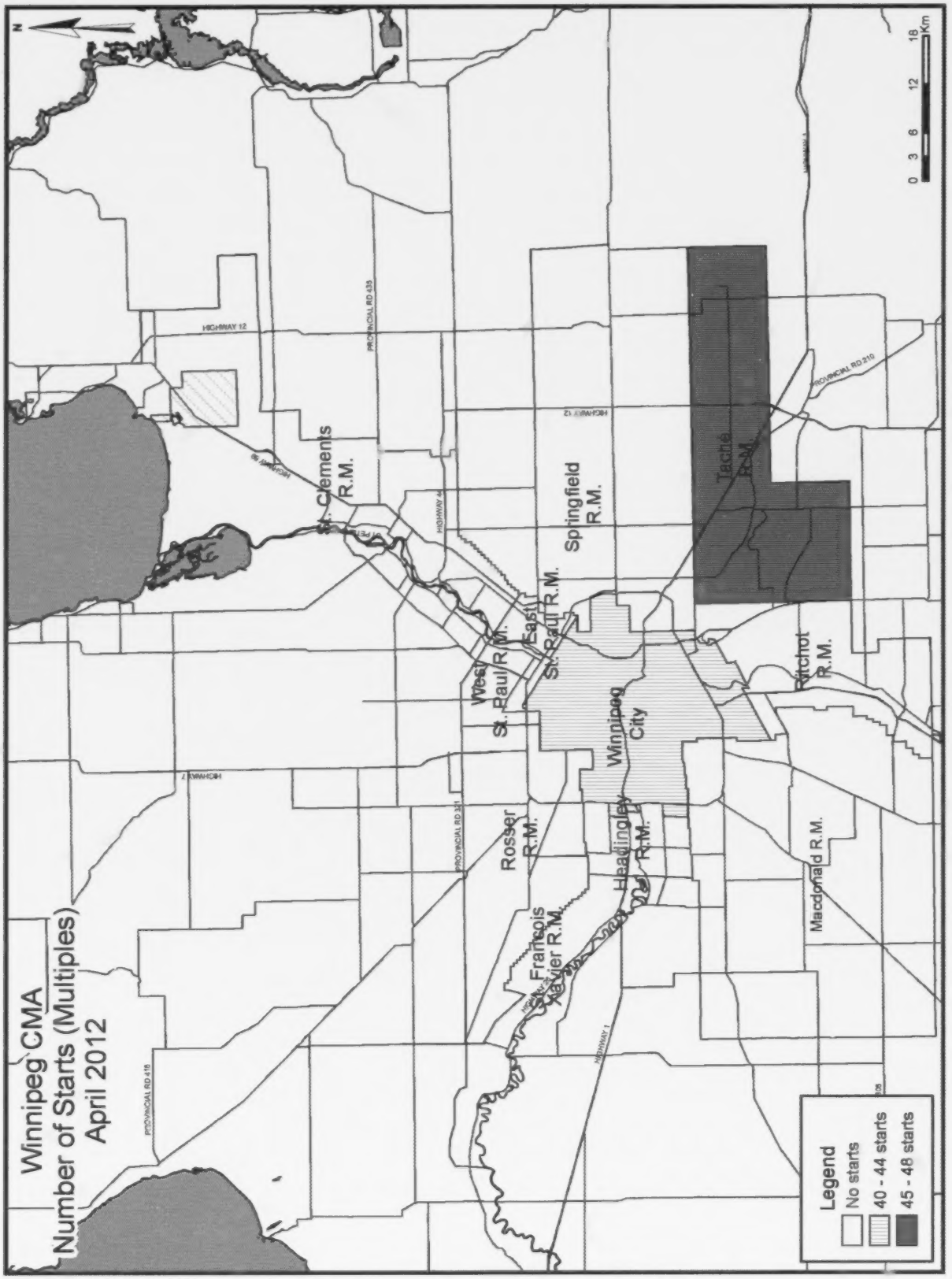
Meanwhile, the multi-family sector, which includes semi-detached units, rows, and apartments, saw 88 units break ground in April, down 12 per cent from the 100 units started one year earlier. Year-to-date, multi-family starts totalled 446 units, 84 per cent more than the 242 units started a year earlier. Most of the gains have been in apartment starts, where the 347 starts year-to-date more than doubled the number of units started in the first four months of last year. The number of multi-family units under construction at the end of April was 1,501, 29 per cent more than the 1,165 units under construction at the end of April 2011.

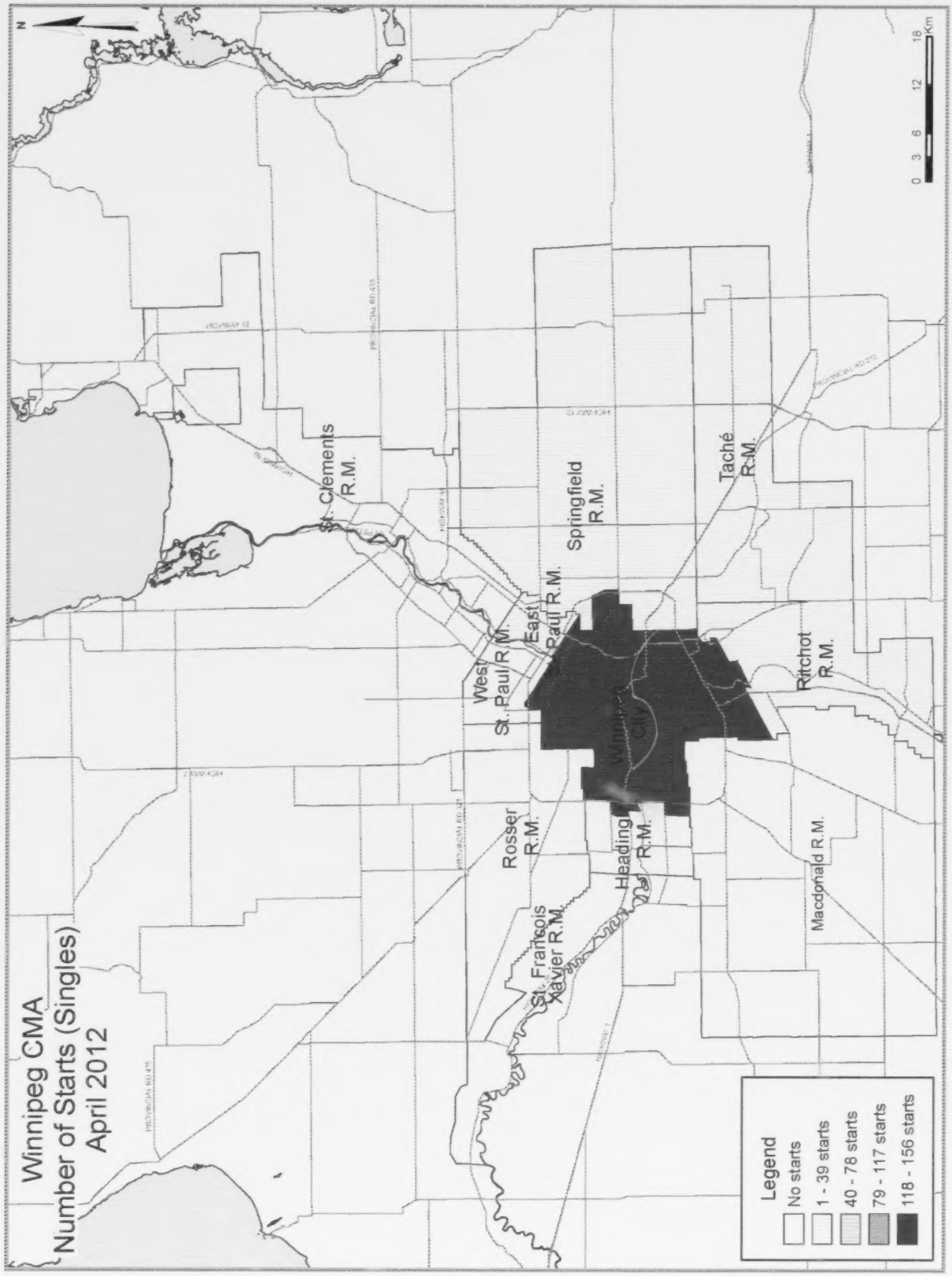
There were 63 multi-family units completed in April, a decline of 80 per cent from the 321 units completed in April 2011. After four months, 220 multi-family units completed construction, a decrease of 37 per cent from the corresponding period of 2011. Absorptions to the end of April totalled 243 units, an increase of 43 per cent over the number of units absorbed in the same period of 2011. The inventory of multi-family units completed and not absorbed at the end of April was 135 units, less than half of the 297 units in inventory in April 2011. Total supply however, which includes units under construction, stood at 1,636 units at the end of April, 12 per cent higher than the previous year.

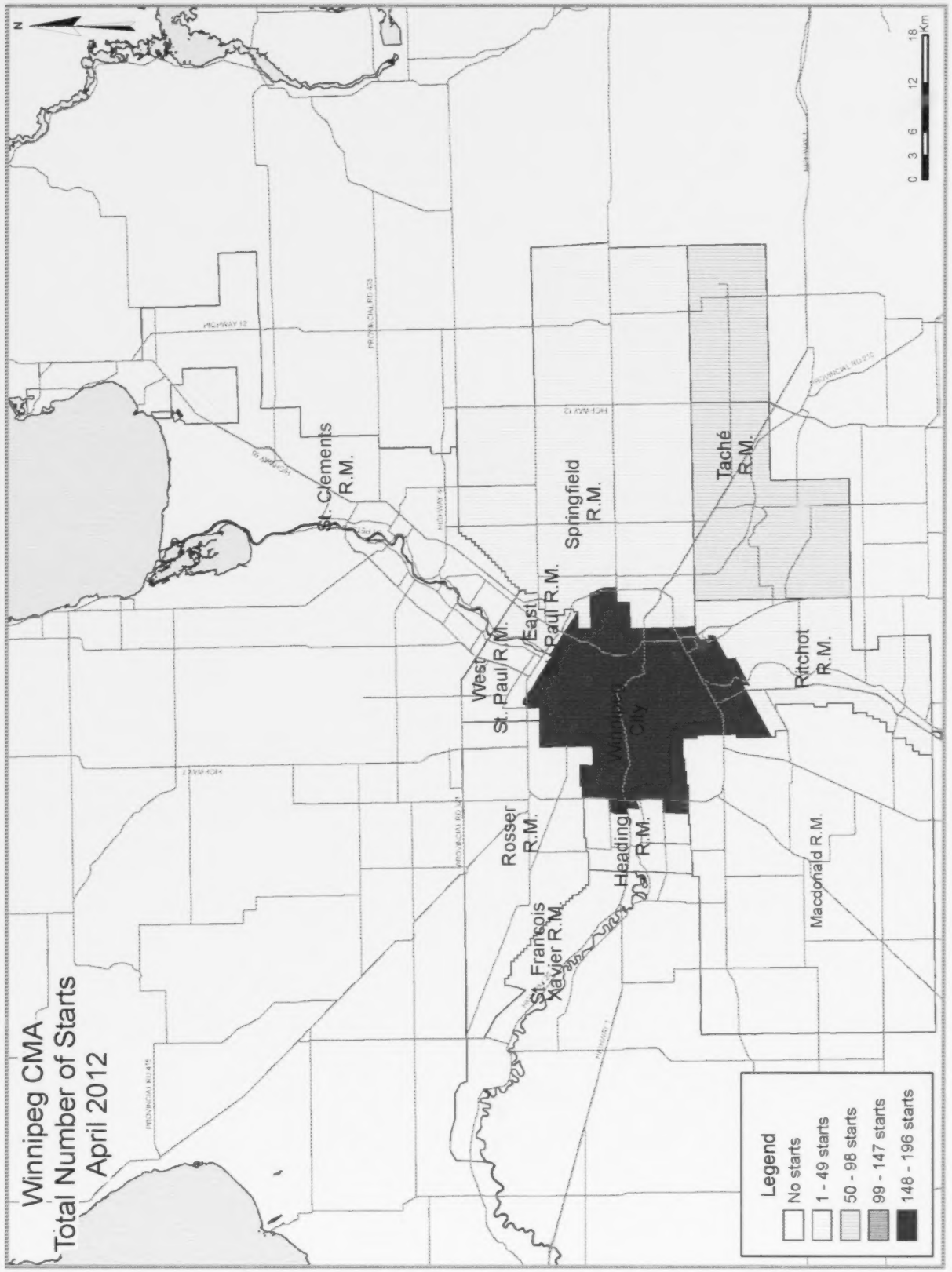
Figure 3

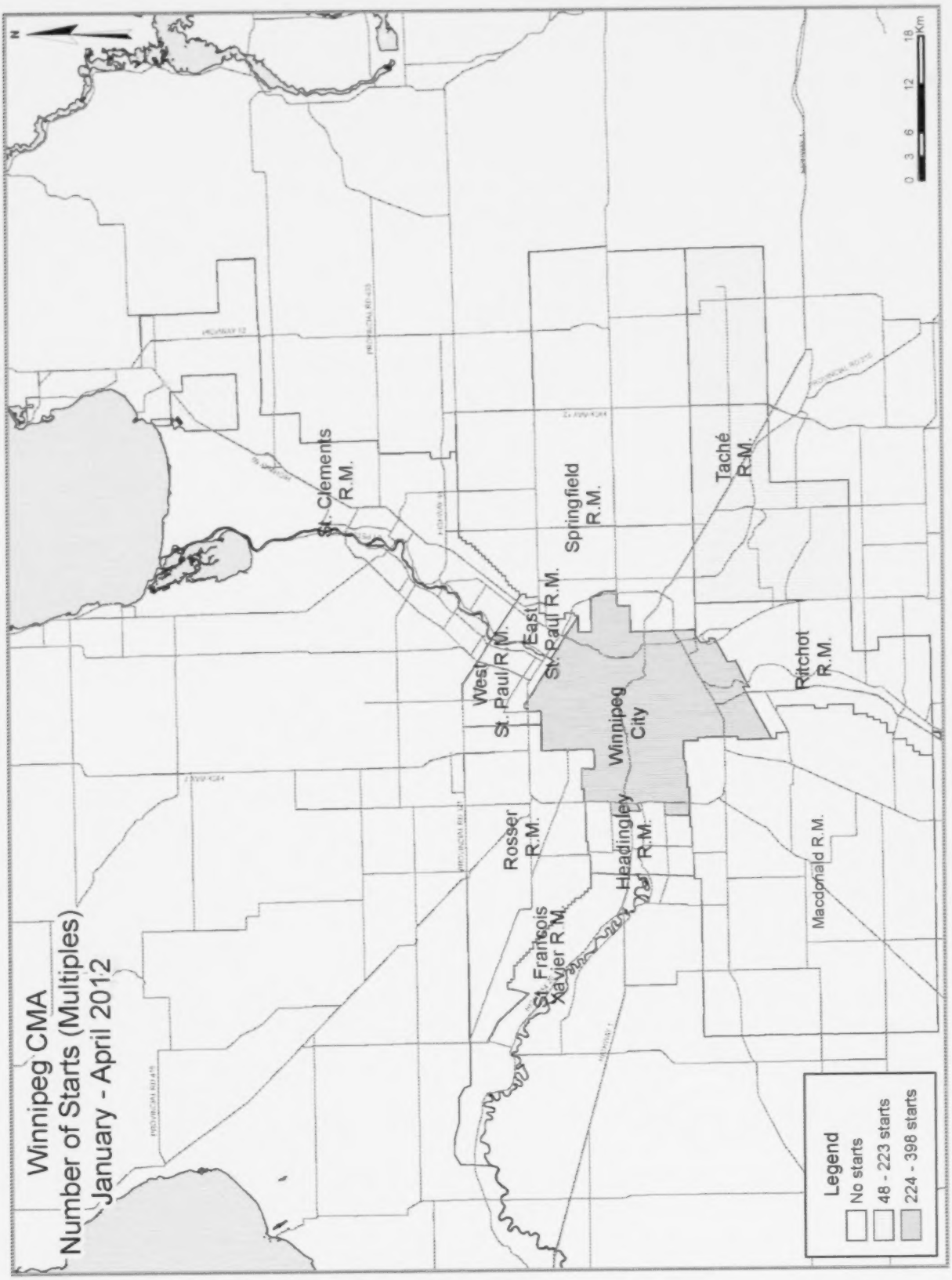


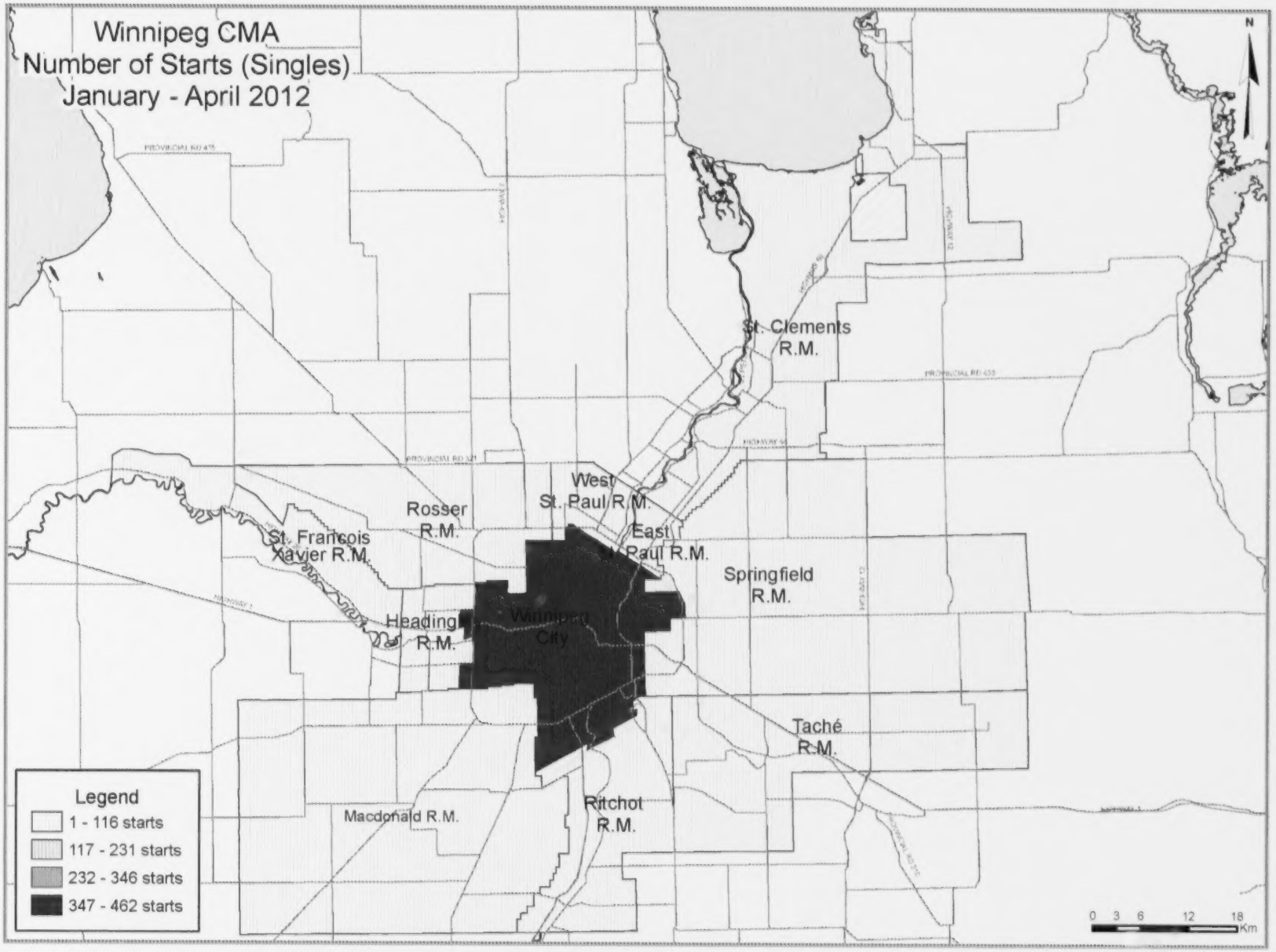
Source: CMHC

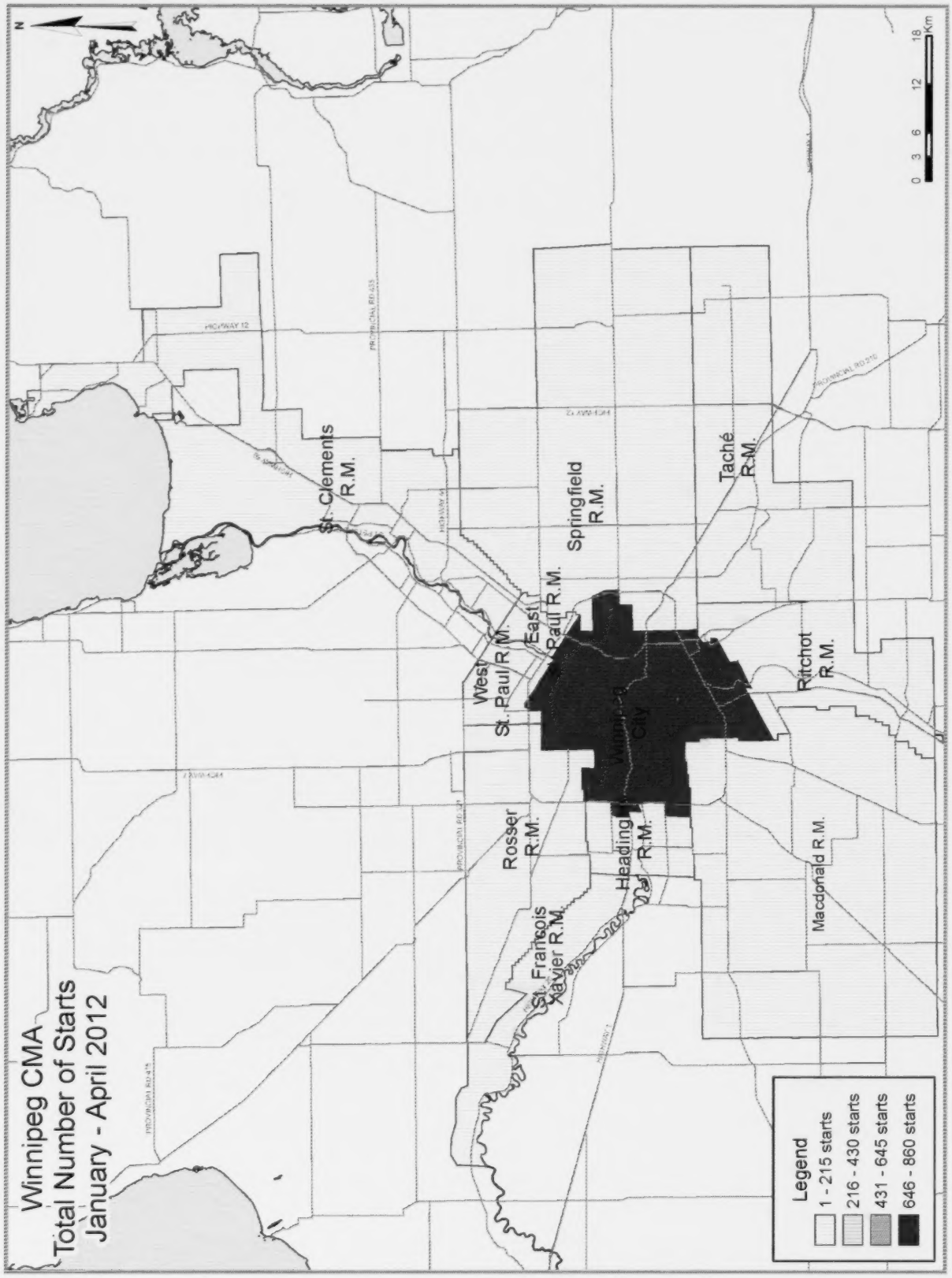

Winnipeg CMA
Number of Starts (Multiples)
April 2012
Legend
No starts
40 - 44 starts
45 - 48 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 331
PROVINCIAL RD 416
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
April 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Ritchot R.M.
Winnipeg City
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 39 starts
40 - 78 starts
79 - 117 starts
118 - 156 starts


Winnipeg CMA
Total Number of Starts
April 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 49 starts
50 - 98 starts
99 - 147 starts
148 - 196 starts


Winnipeg CMA
Number of Starts (Multiples)
January - April 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
48 - 223 starts
224 - 398 starts


Winnipeg CMA
Number of Starts (Singles)
January - April 2012
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. Francois Xavier R.M.
Springfield R.M.
Heading R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
1 - 116 starts
117 - 231 starts
232 - 346 starts
347 - 462 starts
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - April 2012
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
1 - 215 starts
216 - 430 starts
431 - 645 starts
646 - 860 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2012	168	2	0	0	14	24	0	48	256
April 2011	159	12	0	2	0	48	16	24	261
% Change	5.7	-83.3	n/a	-100.0	n/a	-50.0	-100.0	100.0	-1.9
Year-to-date 2012	559	18	0	2	81	164	0	183	1,007
Year-to-date 2011	502	22	4	7	46	96	19	55	751
% Change	11.4	-18.2	-100.0	-71.4	76.1	70.8	-100.0	**	34.1
UNDER CONSTRUCTION									
April 2012	1,320	26	0	8	169	491	21	795	2,830
April 2011	1,187	26	4	15	106	434	29	566	2,367
% Change	11.2	0.0	-100.0	-46.7	59.4	13.1	-27.6	40.5	19.6
COMPLETIONS									
April 2012	77	0	0	1	0	0	0	63	141
April 2011	26	2	0	0	6	0	0	313	347
% Change	196.2	-100.0	n/a	n/a	-100.0	n/a	n/a	-79.9	-59.4
Year-to-date 2012	228	0	0	5	26	76	55	63	453
Year-to-date 2011	161	4	0	8	32	0	0	313	518
% Change	41.6	-100.0	n/a	-37.5	-18.8	n/a	n/a	-79.9	-12.5
COMPLETED & NOT ABSORBED									
April 2012	108	4	0	6	7	40	8	76	249
April 2011	104	2	0	9	10	83	0	202	410
% Change	3.8	100.0	n/a	-33.3	-30.0	-51.8	n/a	-62.4	-39.3
ABSORBED									
April 2012	80	0	0	2	0	0	3	43	128
April 2011	36	1	0	0	7	13	0	112	169
% Change	122.2	-100.0	n/a	n/a	-100.0	-100.0	n/a	-61.6	-24.3
Year-to-date 2012	292	3	0	11	29	93	46	72	546
Year-to-date 2011	243	3	0	5	38	17	0	112	418
% Change	20.2	0.0	n/a	120.0	-23.7	**	n/a	-35.7	30.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
April 2012	156	2	0	0	14	24	0	0	196
April 2011	138	12	0	0	0	36	6	0	192
East St. Paul R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	2	0	0	0	0	2
Headingley R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	3	0	0	0	0	0	0	0	3
Rosser R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2012	5	0	0	0	0	0	0	0	5
April 2011	3	0	0	0	0	0	0	0	3
Tache R.M.									
April 2012	3	0	0	0	0	0	0	48	51
April 2011	6	0	0	0	0	12	10	24	52
West St. Paul R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
April 2012	168	2	0	0	14	24	0	48	256
April 2011	159	12	0	2	0	48	16	24	261

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
April 2012	1,073	26	0	0	169	461	7	711	2,447
April 2011	958	20	4	1	104	422	6	542	2,057
East St. Paul R.M.									
April 2012	11	0	0	4	0	0	0	0	15
April 2011	18	0	0	6	0	0	0	0	24
Headingley R.M.									
April 2012	13	0	0	0	0	0	0	36	49
April 2011	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
April 2012	37	0	0	0	0	0	0	0	37
April 2011	24	0	0	0	0	0	0	0	24
Ritchot R.M.									
April 2012	21	0	0	0	0	0	0	0	21
April 2011	16	0	0	0	0	0	0	0	16
Rosser R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2012	45	0	0	0	0	30	0	0	75
April 2011	46	0	0	0	0	0	0	0	46
St. Francois Xavier R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	1	0	0	0	0	0	0	0	1
Springfield R.M.									
April 2012	69	0	0	4	0	0	0	0	73
April 2011	65	6	0	8	2	0	0	0	81
Tache R.M.									
April 2012	29	0	0	0	0	0	14	48	91
April 2011	40	0	0	0	0	12	23	24	99
West St. Paul R.M.									
April 2012	20	0	0	0	0	0	0	0	20
April 2011	17	0	0	0	0	0	0	0	17
Winnipeg CMA									
April 2012	1,320	26	0	8	169	491	21	795	2,830
April 2011	1,187	26	4	15	106	434	29	566	2,367

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2012	53	0	0	0	0	0	0	63	116
April 2011	12	2	0	0	6	0	0	313	333
East St. Paul R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Headingley R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	0	0	0	0	0	0
Rosser R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2012	9	0	0	1	0	0	0	0	10
April 2011	1	0	0	0	0	0	0	0	1
Tache R.M.									
April 2012	9	0	0	0	0	0	0	0	9
April 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
April 2012	77	0	0	1	0	0	0	63	141
April 2011	26	2	0	0	6	0	0	313	347

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2012	93	4	0	0	6	39	6	76	224
April 2011	89	0	0	2	9	79	0	202	381
East St. Paul R.M.									
April 2012	0	0	0	2	0	0	0	0	2
April 2011	0	0	0	4	0	0	0	0	4
Headingley R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	1	0	0	0	0	3
MacDonald R.M.									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	1	2	0	0	0	0	0	0	3
Rosser R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2012	2	0	0	0	0	1	0	0	3
April 2011	1	0	0	0	0	4	0	0	5
St. Francois Xavier R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2012	9	0	0	4	0	0	0	0	13
April 2011	5	0	0	2	0	0	0	0	7
Tache R.M.									
April 2012	1	0	0	0	1	0	2	0	4
April 2011	0	0	0	0	1	0	0	0	1
West St. Paul R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
April 2012	108	4	0	6	7	40	8	76	249
April 2011	104	2	0	9	10	83	0	202	410

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2012	59	0	0	0	0	0	2	38	99
April 2011	19	0	0	0	7	13	0	112	151
East St. Paul R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Headingley R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
April 2012	4	0	0	0	0	0	0	0	4
April 2011	1	0	0	0	0	0	0	0	1
Rosser R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
April 2012	2	0	0	0	0	0	0	0	2
April 2011	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2012	4	0	0	2	0	0	0	5	11
April 2011	3	1	0	0	0	0	0	0	4
Tache R.M.									
April 2012	9	0	0	0	0	0	1	0	10
April 2011	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	2	0	0	0	0	0	0	0	2
Winnipeg CMA									
April 2012	80	0	0	2	0	0	3	43	128
April 2011	36	1	0	0	7	13	0	112	169

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Winnipeg City	156	138	4	12	12	6	24	36	196	192	2.1
East St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	5	0	0	0	0	0	0	0	5	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Tache R.M.	3	6	0	0	0	10	48	36	51	52	-1.9
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Winnipeg CMA	168	161	4	12	12	16	72	72	256	261	-1.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	462	425	30	18	69	56	299	115	860	614	40.1
East St. Paul R.M.	7	6	0	0	0	0	0	0	7	6	16.7
Headingley R.M.	7	0	0	0	0	0	0	0	7	0	n/a
MacDonald R.M.	21	12	0	0	0	0	0	0	21	12	75.0
Ritchot R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	10	14	0	0	0	0	0	0	10	14	-28.6
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	39	27	0	4	0	0	0	0	39	31	25.8
Tache R.M.	5	14	0	0	0	13	48	36	53	63	-15.9
West St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Winnipeg CMA	561	509	30	22	69	69	347	151	1,007	751	34.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Winnipeg City	12	0	0	6	24	36	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	10	0	12	48	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	12	0	0	16	24	48	48	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	69	50	0	6	164	84	135	31
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	13	0	12	48	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	69	50	0	19	164	96	183	55

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Winnipeg City	158	150	38	36	0	6	196	192
East St. Paul R.M.	1	0	0	2	0	0	1	2
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	2	0	0	0	0	0	2
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	5	0	0	0	0	0	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	3	0	0	0	0	5	3
Tache R.M.	3	6	0	12	48	34	51	52
West St. Paul R.M.	0	2	0	0	0	0	0	2
Winnipeg CMA	170	171	38	50	48	40	256	261

Table 2.5: Starts by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	480	446	245	131	135	37	860	614
East St. Paul R.M.	5	2	2	4	0	0	7	6
Headingley R.M.	7	0	0	0	0	0	7	0
MacDonald R.M.	21	11	0	1	0	0	21	12
Ritchot R.M.	4	9	0	0	0	0	4	9
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	10	14	0	0	0	0	10	14
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	39	30	0	1	0	0	39	31
Tache R.M.	5	14	0	12	48	37	53	63
West St. Paul R.M.	4	2	0	0	0	0	4	2
Winnipeg CMA	577	528	247	149	183	74	1,007	751

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Winnipeg City	53	12	0	4	0	4	63	313	116	333	-65.2
East St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Ritchot R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	10	1	0	0	0	0	0	0	10	1	**
Tache R.M.	9	5	0	0	0	0	0	0	9	5	80.0
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Winnipeg CMA	78	26	0	4	0	4	63	313	141	347	-59.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Winnipeg City	159	96	4	8	77	26	139	313	379	443	-14.4
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
MacDonald R.M.	8	8	0	0	0	0	0	0	8	8	0.0
Ritchot R.M.	7	7	0	2	0	0	0	0	7	9	-22.2
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	30	20	0	0	0	0	0	0	30	20	50.0
Tache R.M.	13	19	0	0	0	0	0	0	13	19	-31.6
West St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
Winnipeg CMA	233	169	4	10	77	26	139	313	453	518	-12.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Winnipeg City	0	4	0	0	0	0	63	313
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	0	4	0	0	0	0	63	313

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	22	26	55	0	76	0	63	313
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	22	26	55	0	76	0	63	313

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Winnipeg City	53	14	0	6	63	313	116	333
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	2	0	0	0	0	0	2	0
Ritchot R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	2	3	0	0	0	0	2	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	9	1	1	0	0	0	10	1
Tache R.M.	9	5	0	0	0	0	9	5
West St. Paul R.M.	1	2	0	0	0	0	1	2
Winnipeg CMA	77	28	1	6	63	313	141	347

Table 3.5: Completions by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Winnipeg City	159	95	102	35	118	313	379	443
East St. Paul R.M.	0	1	0	1	0	0	0	2
Headingley R.M.	2	3	0	1	0	0	2	4
MacDonald R.M.	8	6	0	2	0	0	8	8
Ritchot R.M.	7	9	0	0	0	0	7	9
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	7	8	0	0	0	0	7	8
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	25	19	5	1	0	0	30	20
Tache R.M.	13	19	0	0	0	0	13	19
West St. Paul R.M.	6	3	0	0	0	0	6	3
Winnipeg CMA	228	165	107	40	118	313	453	518

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2012	5	8.8	15	26.3	18	31.6	10	17.5	9	15.8	57	367,000	397,372
April 2011	2	11.1	8	44.4	5	27.8	0	0.0	3	16.7	18	342,900	412,755
Year-to-date 2012	37	19.0	37	19.0	37	19.0	32	16.4	52	26.7	195	382,785	405,081
Year-to-date 2011	31	21.1	40	27.2	27	18.4	6	4.1	43	29.3	147	358,000	408,559
East St. Paul R.M.													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	–	–
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	–	–
Headingley R.M.													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	–	–
Year-to-date 2011	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	–	–
MacDonald R.M.													
April 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2012	0	0.0	2	22.2	2	22.2	0	0.0	5	55.6	9	–	–
Year-to-date 2011	4	28.6	6	42.9	2	14.3	0	0.0	2	14.3	14	311,864	331,375
Ritchot R.M.													
April 2012	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	–	–
April 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2012	3	37.5	3	37.5	2	25.0	0	0.0	0	0.0	8	–	–
Year-to-date 2011	4	57.1	1	14.3	1	14.3	0	0.0	1	14.3	7	–	–
Rosser R.M.													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
St. Clements R.M.													
April 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	–	–
Year-to-date 2011	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	–	–
St. Francois Xavier R.M.													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2012	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
April 2011	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	6	23.1	7	26.9	6	23.1	4	15.4	3	11.5	26	352,265	369,574
Year-to-date 2011	0	0.0	2	12.5	9	56.3	1	6.3	4	25.0	16	388,191	400,959
Tache R.M.													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
West St. Paul R.M.													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
Winnipeg CMA													
April 2012	9	13.0	19	27.5	20	29.0	11	15.9	10	14.5	69	365,640	389,447
April 2011	2	8.7	10	43.5	7	30.4	0	0.0	4	17.4	23	345,900	408,164
Year-to-date 2012	46	18.5	50	20.1	50	20.1	38	15.3	65	26.1	249	382,785	401,930
Year-to-date 2011	42	20.5	55	26.8	42	20.5	10	4.9	56	27.3	205	358,000	400,247

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2012						
Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Winnipeg City	397,372	412,755	-3.7	405,081	408,559	-0.9
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	--	331,375	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	369,574	400,959	-7.8
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	389,447	408,164	-4.6	401,930	400,247	0.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
April 2012

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2011	January	525	14.9	1,065	981	1,401	76.0	229,715	7.8	233,011
	February	730	8.8	1,022	1,183	1,472	69.4	228,180	6.0	234,767
	March	1,112	8.0	1,032	1,412	1,308	78.9	241,955	6.5	237,876
	April	1,091	-12.2	968	1,597	1,300	74.5	240,655	1.7	228,144
	May	1,366	1.8	947	2,055	1,330	71.2	248,547	4.6	234,234
	June	1,462	6.8	975	1,736	1,294	75.3	243,976	4.5	236,915
	July	1,179	4.6	1,010	1,532	1,378	73.3	238,258	5.8	237,986
	August	1,205	26.2	989	1,616	1,380	71.7	236,307	6.2	238,898
	September	1,137	4.5	1,023	1,560	1,362	75.1	237,421	6.7	241,676
	October	1,011	12.2	1,067	1,262	1,371	77.8	244,506	6.6	241,536
	November	822	5.8	1,028	919	1,341	76.7	236,127	4.1	244,235
	December	657	7.2	1,171	532	1,449	80.8	268,977	12.5	280,709
2012	January	516	-1.7	997	942	1,324	75.3	237,832	3.5	242,218
	February	731	0.1	983	1,150	1,370	71.8	250,754	9.9	254,984
	March	1,029	-7.5	1,022	1,482	1,406	72.7	247,459	2.3	246,473
	April	1,250	14.6	1,081	1,885	1,450	74.6	261,263	8.6	244,038
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,367	9.7		3,576			234,992	6.6	
	Q1 2012	2,276	-3.8		3,574			246,334	4.8	
	YTD 2011	3,458	1.7		5,173			236,779	4.6	
	YTD 2012	3,526	2.0		5,459			251,627	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44	122.3	116.7	409	5.6	69.8	773
	March	601	3.50	5.34	122.7	117.6	410	5.7	70.0	771
	April	621	3.70	5.69	122.8	117.9	410	5.7	69.9	773
	May	616	3.70	5.59	122.9	119.1	408	5.6	69.6	774
	June	604	3.50	5.39	123.8	118.3	406	5.6	69.1	780
	July	604	3.50	5.39	124.0	117.9	406	5.8	69.0	779
	August	604	3.50	5.39	124.2	118.0	405	5.8	68.9	780
	September	592	3.50	5.19	126.0	118.8	406	5.9	69.0	778
	October	598	3.50	5.29	126.1	119.0	408	5.8	69.1	780
	November	598	3.50	5.29	126.3	119.3	409	5.8	69.3	783
	December	598	3.50	5.29	126.3	118.3	413	5.7	69.7	787
2012	January	598	3.50	5.29	126.4	118.6	414	5.8	70.0	789
	February	595	3.20	5.24	126.9	118.7	416	5.8	70.2	784
	March	595	3.20	5.24	127.9	119.2	417	5.8	70.3	780
	April	607	3.20	5.44		120.0	419	5.7	70.5	777
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

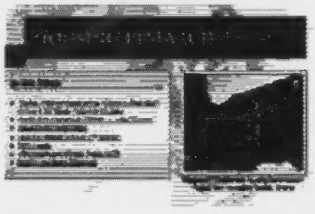
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing and communities, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!



64191_2012_M05